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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., GREENPOINT
MORTGAGE FUNDING TRUST 2005-AR4,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR4, a
national banking association,

Plaintiff,

V.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; SUNRISE VILLAS V HOMEOWNERS ASSOCIATION; and NEVADA ASSOCIATION SERVICES.

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company.

Counter/Cross Claimant,

V.

WELLS FARGO BANK, N.A., AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF
STRUCTURED ASSET MORTGAGE
INVESTMENTS II, INC., GREENPOINT
MORTGAGE FUNDING TRUST 2005-AR4,
MORTGAGE PASS-THROUGH
CERTIFICATES, SEBIES 2005-AB-4, a

CASE NO.: 2:16-cv-01788-JCM-NJK

**STIPULATION AND ORDER TO
DISMISS DEFENDANT SUNRISE
VILLAS V HOMEOWNERS
ASSOCIATION**

1 national banking association; and DEANNA
2 ADLER, an individual,

3 Counter/Cross Defendants.

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6 Pursuant to Fed. R. Civ. P. 41(a), Plaintiff Wells Fargo Bank, N.A. as Trustee
7 for the Certificateholders of Structured Asset Mortgage Investments II Inc.,
8 GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates,
9 Series 2005-AR4 (“Wells Fargo”) and Defendant Sunrise Villas V Homeowners
10 Association (the “HOA”) (collectively, the “Parties”), through their counsel of record,
11 stipulate as follows:

12 1. On July 27, 2016, Chase filed its complaint in this action, naming the
13 HOA as a necessary party.

14 2. Chase agrees to dismiss the HOA with prejudice.

15 3. The Parties agree that the HOA, although no longer a party to this case,
16 shall be bound by and will cooperate in the enforcement of any final judgment that
17 this Court enters regarding quieting title and declaratory relief as between the
18 remaining Defendants, Chase, and any other party, relating to their respective
19 interests in property located at 3138 Espanol Dr., Las Vegas, Nevada 89121; APN
20 #162-13-711-038 (the “Property”).

21 4. The HOA further agrees to participate in any third party discovery
22 Chase may propound upon it after the HOA’s dismissal in accordance with the
23 Federal Rules of Civil Procedure.

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1 Dated: June 16, 2017.
2

3 Respectfully submitted,
4 BALLARD SPAHR LLP

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18 *Attorney for Defendant Sunrise Villas V
19 Homeowners Association*

20 ORDER

21 Based on the above stipulation between Chase and Defendant HOA and good
cause appearing therefore,

22 IT IS ORDERED that the HOA only shall be dismissed from this litigation
23 with prejudice.

24 IT IS FURTHER ORDERED that the HOA shall be bound by and cooperate in
25 the enforcement of any final judgment that this Court enters on the claims for
26 quieting title and declaratory relief as between the remaining Defendants, Chase,
27 and any other party, relating to their respective interests in the Property.

28 
UNITED STATES DISTRICT JUDGE

29 June 21, 2017

30 Dated: _____